



**TOWN OF MIDWAY  
PLANNING & ZONING BOARD  
MINUTES  
TUESDAY, AUGUST 25, 2020**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,  
AUGUST 25, 2020 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD,  
MIDWAY, NORTH CAROLINA**

**CALL TO ORDER**

Chairman LeeAnn Tuttle-Thomas and Vice-Chairman Carl Tuttle were absent from the meeting.

Board member Jamie Hester nominated Board member Charles Waddell to act as Chairman for the meeting. Board member James Smith seconded the motion. The motion carried.

Planning & Zoning Board members present were: Charles Waddell, Jamie Hester and James Smith. Absent: LeeAnn Tuttle-Thomas and Carl Tuttle. Alternate: Vacant.

Town Manager Tammy Michael, Town Clerk Linda Hunt, Deputy Clerk Tammy Robertson, Davidson County Zoning Officer Lee Crook were present.

**APPROVAL OF MINUTES**

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to approve the July 28, 2020 minutes as presented.

**ADOPT AGENDA**

On motion by Board member Jamie Hester, seconded by Board member James Smith, the Board voted unanimously to adopt the agenda as presented.

**PUBLIC COMMENT PERIOD**

There were none.

**REGULAR BUSINESS**

**CCOD PERMIT REVIEW – FIREFLY MOTORS WALL SIGN – 125 GUMTREE ROAD**

Davidson County Zoning Officer Lee Crook presented to the Planning Board for review a permit for a proposed sign for Firefly Motors located in the Core Commercial Overlay District (CCOD) at 125 Gumtree Road. The business must satisfy signage requirements found on page III-36 of the Midway Zoning Ordinance Subsection (I) Multi-tenant buildings that states:

*One (1) wall sign shall be allowed per tenant per building wall that contains a direct customer access to the tenant's space.*

*Wall signage for tenants shall be of an identical size and placement height and shall not exceed 50 square feet per tenant.*

*Tenant spaces containing more than 25,000 square feet of gross floor area may install wall signage up to 75 square feet of area.*

The Davidson County Planning Department has reviewed the requirements and the sign dimensions and have determined the sign satisfies these standards and recommends approval of the Firefly Motors wall sign.

On motion by Board member Jamie Hester, seconded by Board member Charles Waddell, The Board voted unanimously to approve the Firefly Motors wall sign in the CCOD at 125 Gumtree Road as presented.

**LAND USE PLAN UPDATE – JASON EPLEY AND BRIDGET CALLEA– BENCHMARK CMR, INC.**

At the June 30, 2020 Planning Board meeting, Jason Epley with Benchmark CMR, Inc. continued discussion regarding the update to the Town's Land Use Plan by providing the Planning Board with a survey that was developed by Mr. Epley along with the Planning Board members to gain insight on resident's perceptions of the Town's services, the future of the Town, and what actions should be considered in the coming years to assist the Town in ensuring orderly development without sacrificing the small-town community and quality of life. The Town's current Land Use Plan covers the time period from 2010-2020.

Jason Epley and Bridget Callea with Benchmark CMR, Inc. provided the following background research summary statistics on the Town's population, housing, employment, land development, transportation, and the Town's existing Land Use Plan to give insight on how to plan and update the Land Use Plan for 2020-2030.



## Plan Midway

### Comprehensive Land Use Plan

Planning Board Meeting  
August 25, 2020

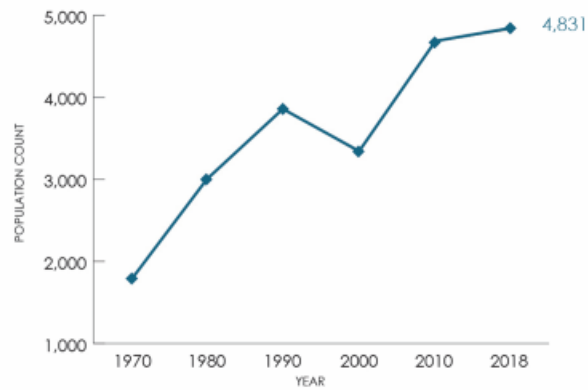
B E N C H M A R K

## **BACKGROUND RESEARCH SUMMARY**

### **POPULATION**

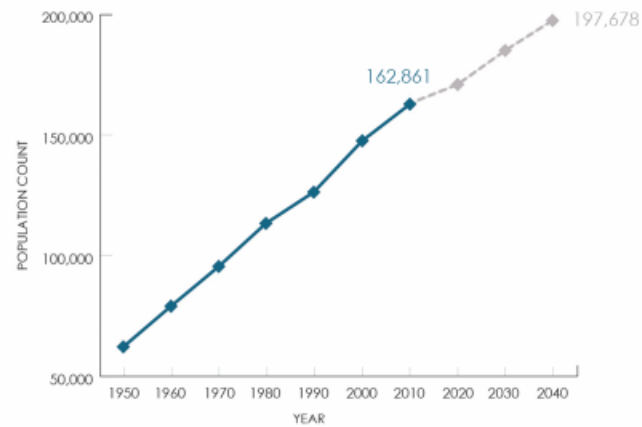
#### **HISTORIC POPULATION GROWTH - TOWN**

Source: US Census Bureau & American Community Survey, 2000 - 2018



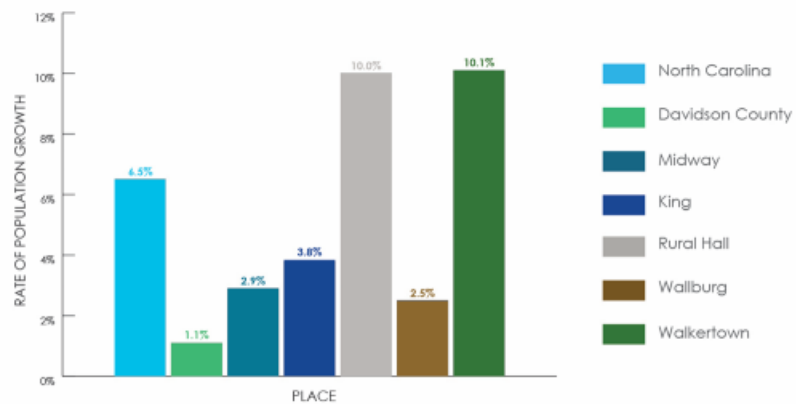
#### **HISTORIC AND PROJECTED POPULATION - COUNTY**

Source: North Carolina Office of State Budget and Management



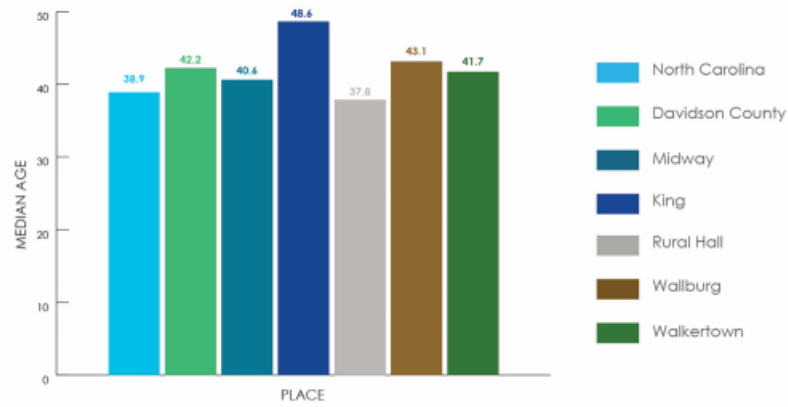
#### **REGIONAL POPULATION GROWTH (2010 - 2018)**

Source: United States Census & American Community Survey



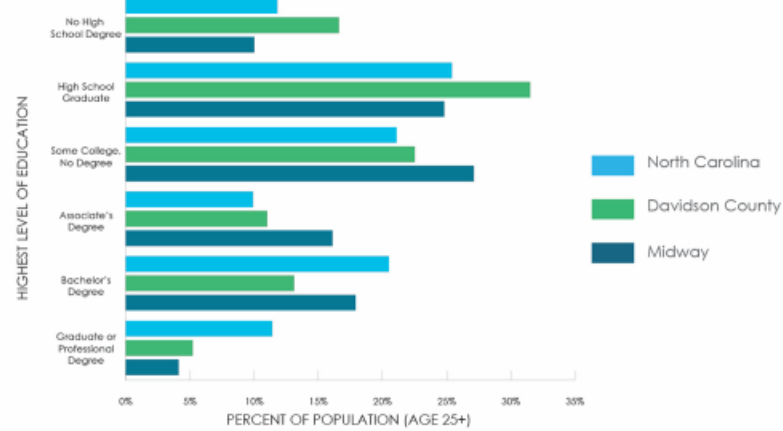
## MEDIAN AGE

Source: American Community Survey, 2018



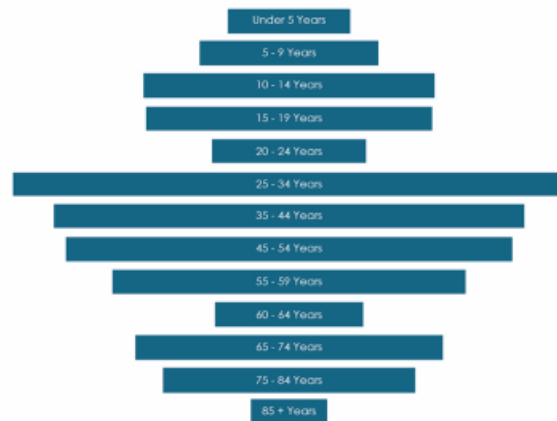
## EDUCATIONAL ATTAINMENT

Source: American Community Survey, 2018



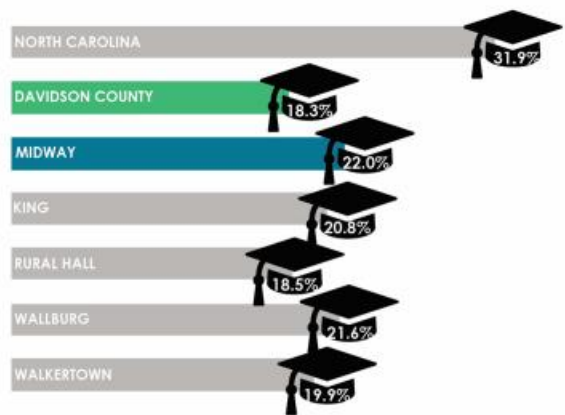
## POPULATION PYRAMID

Source: U.S. Census Bureau & American Community Survey, 2018



# BACHELOR'S DEGREE POPULATION

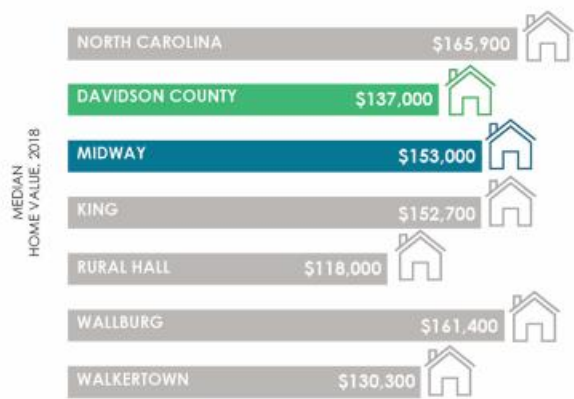
Source: American Community Survey, 2018



## HOUSING

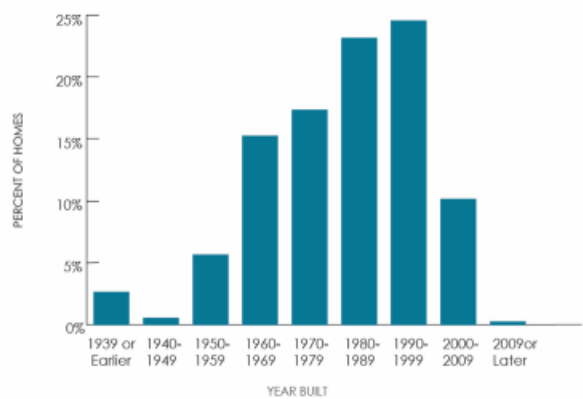
# MEDIAN HOME VALUES

Source: American Community Survey, 2018



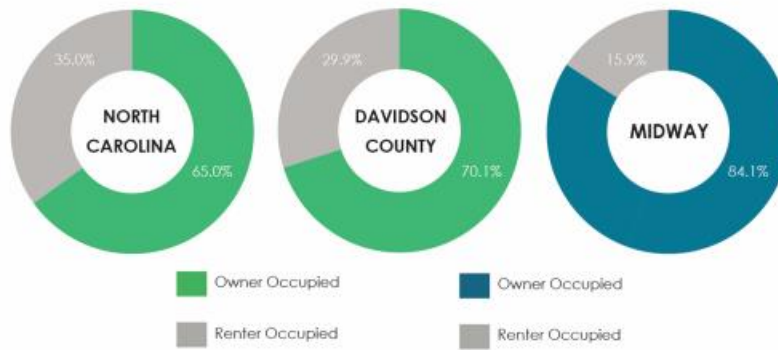
# HOUSING AGE

Source: U.S. Census Bureau & American Community Survey, 2018



## HOUSING OWNERSHIP

Source: American Community Survey, 2018



## HOUSING OCCUPANCY

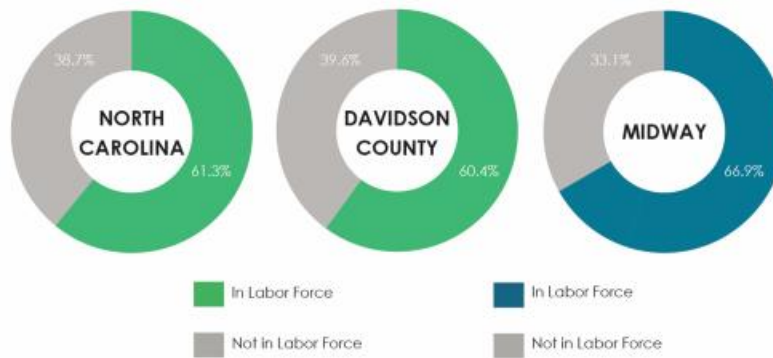
Source: U.S. Census Bureau & American Community Survey, 2018

	North Carolina		Davidson County		Midway	
	2010	2018	2010	2018	2010	2018
Occupied Housing Units	84.7%	85.7%	89.9%	88.1%	92.7%	96.3%
Vacant Housing Units	15.3%	14.3%	10.1%	11.9%	7.3%	3.7%

## EMPLOYMENT

### LABOR FORCE PARTICIPATION

Source: American Community Survey, 2018



## KEY INDUSTRY SECTORS

Source: American Community Survey, 2018

INDUSTRY SECTOR	NUMBER OF WORKERS	PERCENTAGE
Agriculture & mining	0	0.0%
Construction	80	3.5%
Manufacturing	308	13.5%
Wholesale trade	80	3.5%
Retail trade	345	15.1%
Transportation and Warehousing	171	7.5%
Information, Finance, Insurance, Real Estate	107	4.7%
Professional, Scientific, Management, Administration	290	12.7%
Education, Health Care, Social Assistance	507	22.2%
Art, Entertainment, Recreation, Accommodations	187	8.2%
Other Services (Except Public Administration)	149	6.5%
Public Administration	57	2.5%
<b>TOTAL (WORKERS 16+)</b>		100%

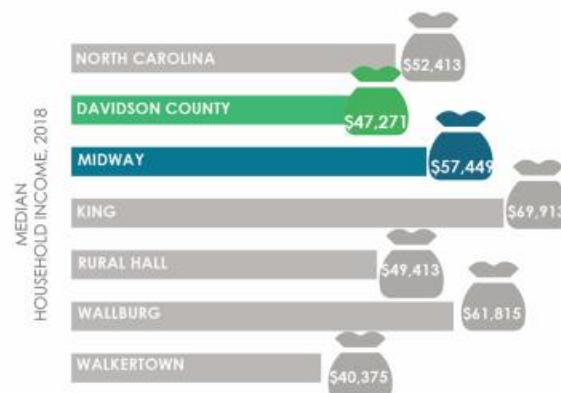
## ANNUAL PRIVATE EMPLOYMENT LOCATION QUOTIENT

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2018

	2018 DAVIDSON COUNTY
NAICS 23 Construction	0.97
NAICS 31-33 Manufacturing	2.57
NAICS 42 Wholesale Trade	1.29
NAICS 44-45 Retail Trade	1.08
NAICS 51 Information	0.16
NAICS 52 Finance and Insurance	0.33
NAICS 53 Real Estate and Rental and Leasing	0.58
NAICS 54 Professional and Technical Services	0.30
NAICS 55 Management and Companies and Enterprises	1.84
NAICS 56 Administrative and Waste Services	1.09
NAICS 61 Educational Services	0.21
NAICS 62 Health Care and Social Assistance	0.79
NAICS 71 Arts, Entertainment, and Recreation	0.84
NAICS 72 Accommodation and Food Services	0.89
NAICS 81 Other Services, Except Public Administration	0.76

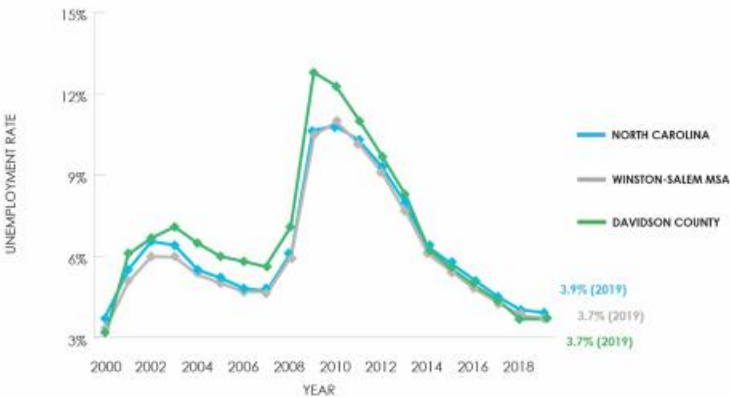
## INCOME COMPARISON

Source: American Community Survey, 2018



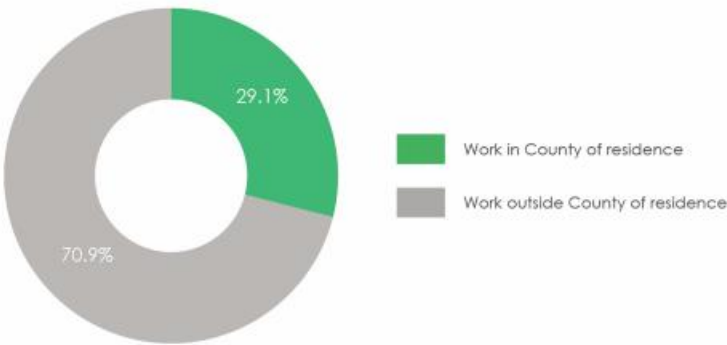
# UNEMPLOYMENT RATES

Source: Federal Reserve Bank of St. Louis Economic Research Data



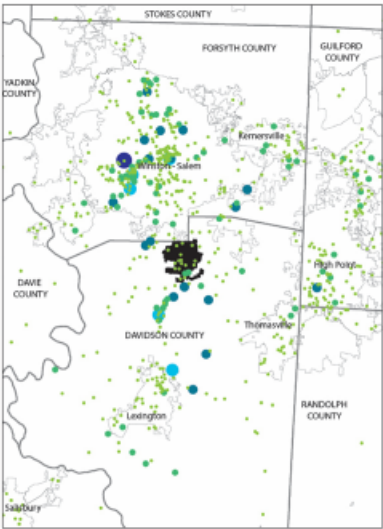
# PLACE OF WORK

Source: American Community Survey, 2018



# RESIDENTS' WORK LOCATIONS

Source: American Community Survey, 2017

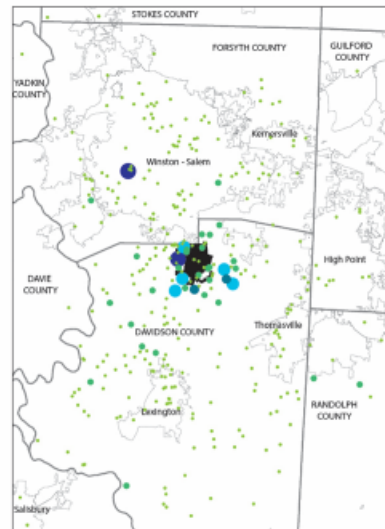




## WORKERS' HOME LOCATIONS

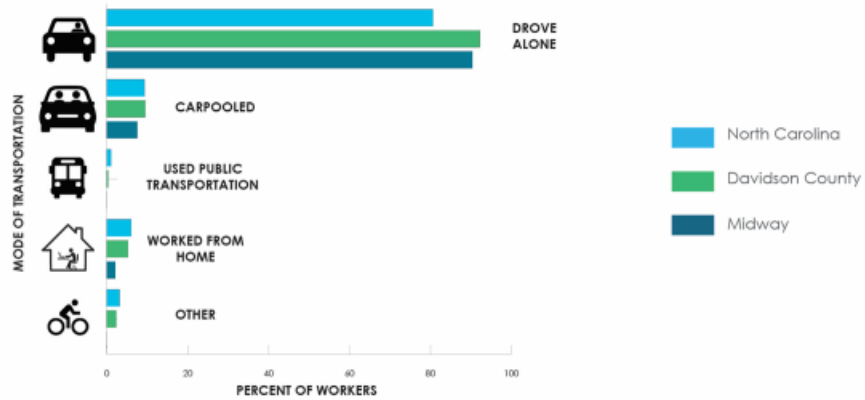
Source: American Community Survey, 2017

### NUMBER OF WORKERS



## MEANS OF TRANSPORTATION TO WORK

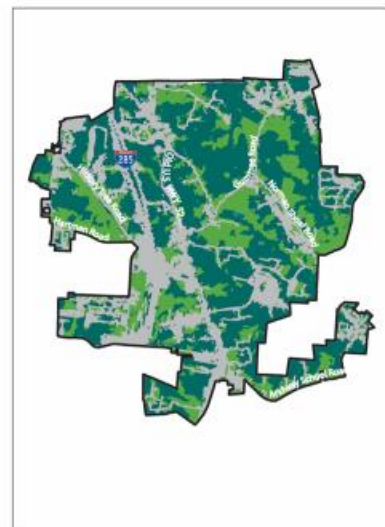
Source: U.S. Census Bureau & American Community Survey, 2018



## LAND DEVELOPMENT

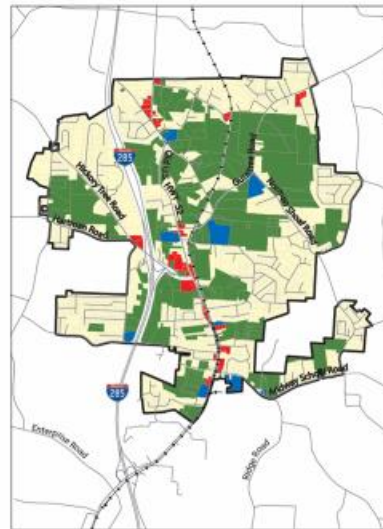
### 2019 LAND COVER

Source: United States Department of Agriculture



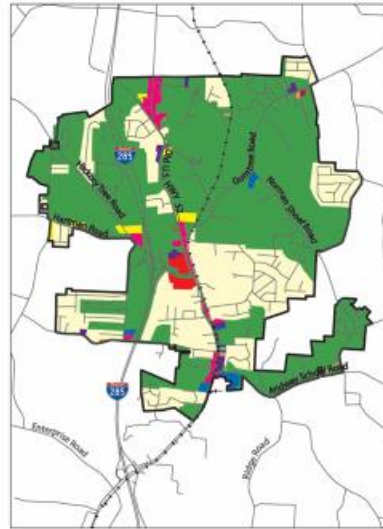
## EXISTING LAND USE

- Agricultural / Vacant
- Civic / Institutional
- Residential
- Commercial
- Midway
- Roads
- Railroads



## ZONING

- Rural Agricultural Districts (RA-1, RA-2, RA-3)
- Low Intensity Residential District (RS)
- Medium Intensity Residential District (RM-1)
- Rural Commercial District (RC)
- Community Shopping District (CS)
- Highway Commercial District (HC)
- Office and Institutional District (O/I)
- Limited and Heavy Industrial Districts (LI, HI)
- Midway
- Roads
- Railroads



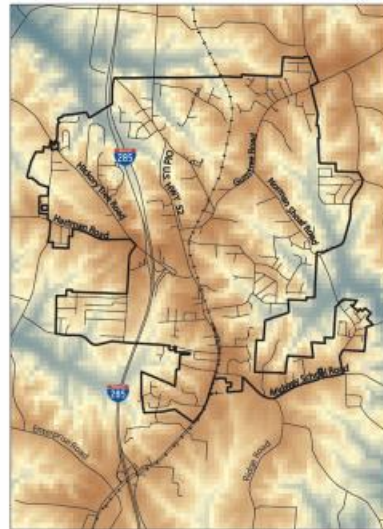
## PARCEL SIZE

- 0.0 - 3.0 Acres
- 3.1 - 10.0 Acres
- 10.1 - 25.0 Acres
- 25.1 - 50.0 Acres
- 50.1 or More Acres
- Midway
- Roads
- Railroads

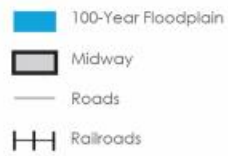


## TOPOGRAPHY

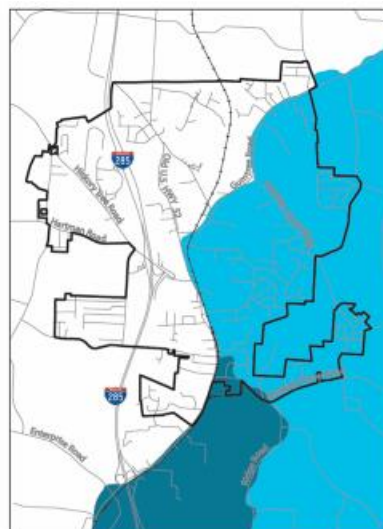
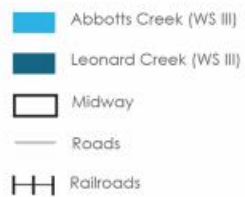
### ELEVATION



## FLOODPLAIN



## WATERSHEDS



## TRANSPORTATION

### AVERAGE DAILY TRAFFIC

#### AVERAGE NUMBER OF TRIPS PER DAY, 2018

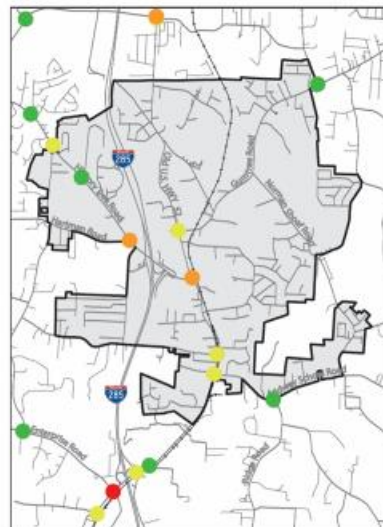
- 10 - 2,000 Trips Per Day
- 2,001 - 5,000 Trips Per Day
- 5,001 - 15,000 Trips Per Day
- 15,001 or More Trips Per Day
- Midway
- Roads
- Railroads



### VEHICLE CRASH DATA

#### TOTAL NUMBER OF VEHICLE CRASHES, 2013 - 2017

- 5 - 8 Vehicle Crashes
- 9 - 12 Vehicle Crashes
- 13 - 20 Vehicle Crashes
- 21 or More Vehicle Crashes
- Midway
- Roads
- Railroads



### STATE TRANSPORTATION IMPROVEMENT PROGRAM

- Road Widening
- Traffic Circles
- Midway
- Roads
- Railroads

#### Hickory Tree Road from I-285 to NC 150

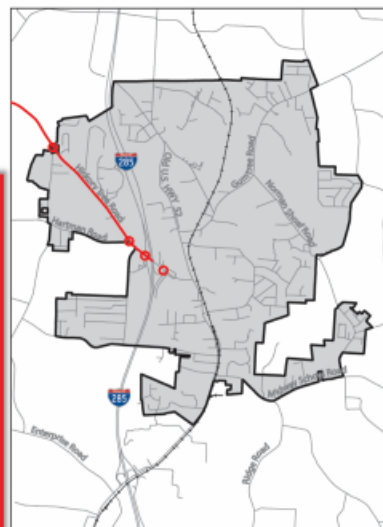
4 lanes from I-285 to Hartman, 3 lanes with center turn lane from Hartman to NC 150

Traffic Circles at 285 ramps

Traffic Circle at Hartman Road

Traffic Circle at Willow Ridge Lane

Right of Way: 2021  
Construction: 2023



## EXISTING PLANS

### EXISTING PLAN REVIEW

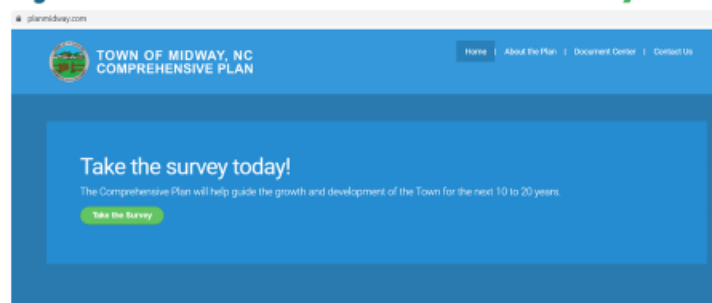
- **US Highway 52 Corridor Plan (2009)**
  - 2 Immediate Actions
  - 1 Near-Term Action
  - 1 Mid-Term Action
  - 1 Long-Term Action
  - **90% Complete**
- **Land Use Plan (2010)**
  - 7 Goals
  - **64% Complete**
- **Midway Community Transportation Evaluation (2013)**
  - 5 General Policy Recommendations
  - **0% Complete**

### EXISTING PLAN REVIEW

PLAN TITLE	GOAL, ACTION, OR RECOMMENDATION	STATUS
US HIGHWAY 52 CORRIDOR PLAN (2009)	Adopt an Overlay District.	COMPLETE - REMOVED
	Adopt a Sewer Policy.	COMPLETE
	Develop a comprehensive land use plan.	COMPLETE
	Prepare a new zoning ordinance.	COMPLETE
	Expand professional planning assistance.	COMPLETE
LAND USE PLAN (2010)	Adopt policies that preserve agricultural land and open space.	COMPLETE
	Facilitate commercial growth in the US 52 area.	COMPLETE
	Promote infill development.	COMPLETE
	Enhance commercial development standards.	COMPLETE - REMOVED
	Protect natural resources.	NO ACTION
	Accommodate all forms of transportation.	NO ACTION
	Only develop where services can be provided.	COMPLETE
MIDWAY COMMUNITY TRANSPORTATION EVALUATION (2013)	Review proposed Plans based on collector network	NO ACTION
	Amend the collector street network.	NO ACTION
	Increase public awareness of future collector street connections.	NO ACTION
	Require new development reserve ROW for future collectors.	NO ACTION
	Require new developments provide stub out streets.	NO ACTION

## PUBLIC ENGAGEMENT

### Project Website : PlanMidway.com



# Community Survey

- Active August 1 – August 31
- Post Cards sent to residents in August
- 235 responses to date



## **OTHER BUSIESS**

Board member James Smith addressed an issue with the Planning Board that a resident in Country Lane is having issues with free range chickens tearing up her yard. Mr. Smith advised her to attend the September 8, 2020 Town Council meeting to bring the issue to the attention of Town Council.

## **ADJOURNMENT**

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to adjourn the meeting at 5:42 p.m.

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Charles Waddell, Board Member

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Tammy H. Robertson, Deputy Clerk